

**AUGUST 9, 2016 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 6:07 P.M.**

COUNCIL MEMBERS PRESENT: R. Coe, J. Henderson, J. Pendergraph, R. West

ABESENT – L. McIntosh

OTHERS PRESENT

G. Greeson, City Manager

D. Schilling, City Engineer

A. Wightman, Police Chief

J. Waggershauser, Fire Chief

PLEDGE OF ALLEGIANCE:

Council member R. West led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT CALENDAR

It was moved by council member R. Coe, seconded by R. West to **approve the minutes from the regular City Council meeting on July 26, 2016.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

D. Schilling presented discussion of Ordinance Regarding Flood Standards for Manufactured Homes. The public hearing and first reading of this ordinance took place at the July 26th Council Meeting. The purpose of this ordinance is to modify Wheatland Municipal Code Chapter 15.20.180 regarding floodplain management by modifying the requirements for the lowest floor elevation of manufactured homes. The proposed changes reduce the minimum elevation requirement of the floor from two feet above the Base Flood Elevation (BFE) to one foot above the BFE. This proposed modification is similar to action taken by the City in August of 2012, where the City adopted an ordinance which reduced the requirement for permanent structures from two-feet to one-foot above the BFE. The current 2-ft requirement was established many years ago before FEMA's most recent map updates were issued. At that time, staff applied a conservative flood elevation criteria (using 2-feet instead of 1-foot) due to the uncertainties surrounding the impending FEMA map update and FEMA certification of the improvements being made to the Bear River levee. On February 18, 2011, new FEMA maps became effective for the Wheatland area. And on February 22, 2011, a Letter of Map Revision (LOMR) recognizing the flood protection provided by recent improvements to the Bear River levee became effective. Minor revisions are also proposed to make the current ordinance consistent with the California Model Floodplain Management Ordinance for Noncoastal Communities (December 2006) produced by the State Department of Water Resources. Other minor changes including grammar and word preference changes are proposed. One question that came up at the public hearing on July 26, 2016, was concerning any impacts that the proposed revision to this ordinance might have on future federal funding or insurance rates. Staff made contact with FEMA representatives and learned that flood insurance rates will be somewhat higher for manufactured homes placed at a lower elevation closer to the base flood elevation. Staff has contacted a local insurance agent to get an estimate of what that difference in rates might be, however that information was not

available at the time this report was submitted. Staff will report on this at the Council meeting. Also, Federal funding would not be jeopardized by lowering the freeboard requirement for manufactured homes from 2-feet to 1-foot above the BFE.

It was moved by Council member J. Henderson, seconded by R. Coe to adopt Ordinance No. 461 Amending Title 15 of the Wheatland Municipal Code to Revise the Standards of Construction for Floodplain Management for Manufactured Homes. Vote called – AYES: All. Motion carried.

REPORTS

J. Pendergraph reported on a meeting with Yuba County Supervisor's Abe and Bendorf for discussion of bypass funding. Pendergraph also reported on the FRAQMD meeting for discussion related to particles released from auto body shops.

R. Coe reported that he attended the Senator's Nielsen and Gallagher breakfast.

ADJOURN

There being no further business, Mayor Jay Pendergraph adjourned the meeting at 6:07 p.m.

Minutes approved and adopted this 23rd day of August, 2016.

Jay Pendergraph, *Mayor*

Lisa J. Thomason, *City Clerk*